+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

750,000 €

REFERENCE R5411821

An Unparalleled Opportunity: Luxury Villa Project with Permit in Prestigious Nueva Andalucía

970 m²

PLOT













Description

A rare and exceptional offering awaits in the heart of Marbella's illustrious 'Golf Valley'. This magnificent 970m² plot, situated within the highly coveted residential enclave of Nueva Andalucía, presents a unique opportunity for discerning buyers to create their bespoke luxury residence without the typical delays associated with planning and approvals. What sets this property apart is the inclusion of an already approved villa project and a valid building permit, providing a seamless pathway to realizing your dream home in one of Southern Spain's most sought-after locales. This isn't merely a plot of land; it's a meticulously planned foundation for a life of unparalleled comfort and sophistication on the sun-drenched Costa del Sol, a region synonymous with opulent living and an enviable Mediterranean lifestyle.

The thoughtfully conceived project encompasses a sprawling interior space of 411.88m², designed for expansive living and entertaining. Complementing the elegant interiors are generous outdoor living areas, essential for enjoying Marbella's idyllic climate. A substantial covered terrace of 60.50m² offers a perfect retreat for al-fresco dining and relaxation, while an additional 76.24m² of open terraces provide ample sunbathing spots and panoramic viewing platforms. Central to the outdoor experience is a magnificent 48.66m² swimming pool, envisioned as a private oasis for leisure and enjoyment. Practicality meets luxury with a spacious 97.10m² covered parking area and an additional 89.11m² of uncovered parking, ensuring ample space for vehicles. Finally, a beautifully landscaped garden spanning 255m² provides a lush, private sanctuary. Every aspect of this project has been carefully considered to maximize comfort, aesthetics, and functionality.

Beyond the structural details, this plot distinguishes itself with truly breathtaking vistas that sweep across the sparkling Mediterranean Sea, embrace the majestic backdrop of the Sierra Blanca mountains, and capture the lush, verdant tapestry of the surrounding landscape. Its privileged orientation and elevated position are paramount, offering an architecturally advantageous canvas. This allows for the meticulous design of a home that not only bathes in abundant natural light throughout the day but also capitalizes on these magnificent, unobstructed views from virtually every vantage point. The strategic positioning of the plot inherently ensures a profound sense of privacy and tranquility, creating an exclusive haven away from the bustle, yet moments from vibrant amenities. Waking up to the sun rising over the sea and ending your day with spectacular sunsets painting the mountains – this is the daily reality this property promises.

The strategic location of this exquisite plot in Nueva Andalucía, often referred to as the 'Golf Valley' due to its concentration of world-class golf courses, offers an unparalleled lifestyle. Immediate access to prestigious international schools, championship golf clubs, and sports facilities ensures convenience for families and enthusiasts alike. Marbella's pristine beaches, with their chic beach clubs and fine dining establishments, are merely a short drive away, offering endless opportunities for seaside leisure. Furthermore, the convenience of daily life is effortlessly catered for, with a plethora of essential services, gourmet supermarkets, boutique shops, and charming cafes all within easy reach, fostering a connected community. This prime position in Southern Spain provides a gateway to a life of luxury and convenience.

One of the most compelling advantages of this property is its exceptional connectivity. Iconic destinations such as the glamorous Puerto Banús, renowned for its luxurious marina, designer boutiques, and vibrant nightlife, are just a few minutes' drive away. The sophisticated heart of Marbella town, with its charming Old Town, Michelin-starred restaurants, and cultural offerings, is also effortlessly accessible. Similarly, the burgeoning town of Estepona, known for its blooming 'Garden of the Costa del Sol' and authentic Andalusian charm, is within easy reach. The excellent transport network ensures seamless mobility for both leisure and daily needs. This combination of an approved project, stunning views, and an unbeatable location in Nueva Andalucía makes this offering an incredibly attractive proposition for those seeking to build their dream luxury villa in Southern Spain.

Details

Reference	R5411821	Property Type	Land
Status	Sale	Price	750,000 €

Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	970 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella